

TEXAS TRANSPORTATION COMMISSION

DENTON County

MINUTE ORDER

Page 1 of 1

DALLAS District

In the City of Corinth, Denton County, on I-35E, the State of Texas acquired certain land for highway purposes by instruments recorded in Volume 400, at Page 401, and in Volume 505, at Page 114, Deed Records of Denton County, Texas.

A portion of the land, which portion is described in Exhibit A (the tract), is no longer needed for a state highway purpose.


In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to a governmental entity with the authority to condemn the property.

The City of Corinth, Texas is a governmental entity with the authority to condemn the property and has requested to purchase the tract for \$620,150.

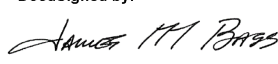
The commission finds \$620,150 to be a fair and reasonable value of the state's right, title, and interest in the tract.

IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to the City of Corinth, Texas for \$620,150; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

DocuSigned by:

BDEF0413AC0E4EC...
Director, Right of Way Division

Recommended by:

DocuSigned by:

A300296A547D4BD...
Executive Director

115912 Dec. 10, 2020

| | |
|------------------|----------------|
| Minute Number | Date Passed |
|------------------|----------------|

County: Denton
Highway: Interstate Highway 35E
Station: 1638+50.56 to 1640+92.77
ROW CSJ No. 0196-01-100

TRACT ONE

BEING 0.9491 acre of land situated in the J.P. WALTON SURVEY, Abstract no. 1389, located in the city of Corinth, Denton County, Texas, and being a portion of the tracts of land conveyed to the State of Texas by the deeds recorded in Volume 400, Page 401 and Volume 505, Page 114 of the Deed Records of Denton County, Texas; said 0.9491 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a $\frac{5}{8}$ " iron rod, found at the Southeast corner of a tract of land conveyed to the State of Texas by the deed recorded in Document No. 2014-116933 of the Deed Records of Denton County, Texas, and said point lying in the Southeast boundary line of a tract of land conveyed to Pinnell Ford, LLC, by the deed recorded in Document No. 2005-158089 of the Deed Records of Denton County, Texas, and lying in the existing Northeast right-of-way line of Interstate Highway No. 35E, and said **POINT OF BEGINNING** being 214.00' right of Baseline Station 1640+92.77, and having a Texas State Plane Coordinate System, N.A.D. 83 (1996 CORS, EPOCH 2002.0), North Central Zone (4202) surface coordinate of North 7106231.55284, East 2409473.45117;

THENCE along the South boundary line of said Pinnell Ford, LLC tract and the existing Northeast right-of-way line of said Interstate Highway No. 35E, as follows:

- (1) NORTHEASTERLY 59.52 feet, along a curve to the left having a radius of 243.60 feet, a central angle of $13^{\circ} 59' 59''$ and a chord bearing $N 88^{\circ} 58' 42'' E$ 59.37 feet, to a $\frac{5}{8}$ " iron rod, found at the end of said curve;
- (2) $N 80^{\circ} 34' 38'' E$ 47.73 feet, to $\frac{5}{8}$ " iron rod, found;
- (3) $N 48^{\circ} 23' 34'' E$ 124.33 feet, to $\frac{1}{2}$ " iron rod, found at the east corner of said Pinnell Ford, LLC tract, and said point lying in the Southwest right-of-way line of a Dallas Area Rapid Transit railroad right-of-way;
- (4) SOUTHEASTERLY 183.46 feet, along a curve to the left having a radius of 2037.96 feet, a central angle of $05^{\circ} 09' 29''$ and a chord bearing $S 46^{\circ} 05' 15'' E$ 183.40 feet, to a $\frac{1}{2}$ " iron rod marked "Brittain & Crawford", set at the end of said curve, and the beginning of a non-tangent curve to the left;

THENCE severing said State of Texas tracts and said Interstate Highway No. 35E, and running along the New Northeast right-of-way line of said Interstate Highway No. 35E, as follows:

EXHIBIT "A"

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May 28, 2020

County: Denton

Highway: Interstate Highway 35E

Station: 1638+50.56 to 1640+92.77

ROW CSJ No. 0196-01-100

- (5) SOUTHWESTERLY 70.87 feet, along said curve to the left having a radius of 475.00 feet, a central angle of $08^{\circ} 32' 53''$ and a chord bearing $S 53^{\circ} 01' 13'' W$ 70.80 feet, to a $\frac{1}{2}$ " iron rod marked "Brittain & Crawford", set at the end of said curve, and the beginning of another curve to the left;
- (6) SOUTHWESTERLY 32.22 feet, along said curve to the left having a radius of 215.00 feet, a central angle of $08^{\circ} 35' 12''$ and a chord bearing $S 45^{\circ} 32' 59'' W$ 32.19 feet, to a $\frac{1}{2}$ " iron rod marked "Brittain & Crawford", set at the end of said curve;
- (7) $S 41^{\circ} 15' 23'' W$ 34.74 feet, to a $\frac{1}{2}$ " iron rod marked "Brittain & Crawford", set at the beginning of a curve to the right;
- (8) NORTHWESTERLY 148.66 feet, along said curve to the right having a radius of 85.00 feet, a central angle of $100^{\circ} 12' 24''$ and a chord bearing $N 88^{\circ} 38' 25'' W$ 130.42 feet, to a $\frac{1}{2}$ " iron rod marked "Brittain & Crawford", set at the end of said curve;
- (9) $N 38^{\circ} 32' 13'' W$ 158.43 feet, to the **POINT OF BEGINNING**, containing 0.9491 Acre (41,342 square feet) of land;

County: Denton
 Highway: Interstate Highway 35E
 Station: 1638+50.56 to 1640+92.77
 ROW CSJ No. 0196-01-100

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
 COUNTY OF DALLAS §

This property description is accompanied by a separate plat of even date.

All bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD 83 (1996 CORS, EPOCH 2002.0).

All distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.000150630 (0.99984939269).

**The monuments described and set in this document, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

The Station and Offset Information refers to the baseline described in the Plans of Proposed Right-of-way Project, Denton County, for Interstate Highway Number 35E, from: F.M. 2181, South in Corinth To: State Loop 288, Cities of Corinth and Denton. ROW CSJ No: 0196-01-100, Construction CSJ No: 0196-02-056

That I, Chris L. Blevins, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Fort Worth, Tarrant County, Texas.

Brittain & Crawford, LLC
 3908 South Freeway
 Fort Worth, Texas 76110
 (817) 926-0211, Fax (817) 926-9347

Chris L. Blevins 4/22/2020

Chris L. Blevins Date
 Registered Professional Land Surveyor
 No. 5792 State of Texas



ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83 (1996 CORS, EPOCH 2002.0). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000150630

THIS PARCEL PLAT IS ACCOMPANIED BY A SEPARATE PROPERTY DESCRIPTION OF EVEN DATE.

0 50 100

GRAPHIC SCALE
SCALE: 1" = 50'
DENTON COUNTY,
TEXAS

POINT OF BEGINNING
(5/8" IRON ROD FOUND) C.M.
STATION: 1640+92.77
OFFSET: 214.00' RT
N: 7106231.55284
E: 2409473.45117

1/2" IRON ROD
FOUND C.M.
2-PANELS

EXISTING NORTHEAST
RIGHT-OF-WAY LINE FOR
INTERSTATE 35E

OWNER: STATE OF TEXAS
DOC. No. 2014-116933
WATER LINE
UNDERGROUND
WATER MARKER
WATER VALVE
INLET
TRAFFIC SIGN
NEW RIGHT-OF-WAY
LINE LIES 15' FROM
BACK OF CURB
OWNER: STATE OF TEXAS
VOL. 505, PG. 114
J.P. WALTON SURVEY
ABSTRACT No. 1389
STA 1642+00
STA 1641+00
STA 1640+00
STA 1639+00
STA 1638+00
STA 1637+00

TRACT ONE
0.9491 ACRE
(41,342 SQ. FT.)

NEW RIGHT-OF-WAY
LINE LIES 15' FROM
BACK OF CURB

IRON ROD MARKED
"BRITTAIN & CRAWFORD", SET
STATION: 1639+34.14
OFFSET: 214.00' RT

OWNER:
STATE OF TEXAS
VOL. 400, PG. 401

IRON ROD MARKED
"BRITTAIN & CRAWFORD", SET
STATION: 1638+50.56
OFFSET: 314.11' RT

LEGEND

I.R.S. 1/2" IRON ROD MARKED
"BRITTAIN & CRAWFORD", SET
TXDOT MONUMENT FOUND

P.O.B. POINT OF BEGINNING

D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS

P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS

C.M. CONTROLLING MONUMENT

| Course | Bearing | Distance |
|--------|---------------|----------|
| L1 | N 80°34'38" E | 47.73' |
| L2 | N 48°23'34" E | 124.33' |
| L3 | S 41°15'23" W | 34.74' |
| L4 | N 38°32'13" W | 158.43' |

| Curve | Radius | Length | Delta | Chord | Chord Bear. |
|-------|----------|---------|------------|---------|---------------|
| C1 | 243.60' | 59.52' | 13°59'59" | 59.37' | N 88°58'42" E |
| C2 | 2037.96' | 183.46' | 5°09'29" | 183.40' | S 46°05'15" E |
| C3 | 475.00' | 70.87' | 8°32'53" | 70.80' | S 53°01'13" W |
| C4 | 215.00' | 32.22' | 8°35'12" | 32.19' | S 45°32'59" W |
| C5 | 85.00' | 148.66' | 100°12'24" | 130.42' | N 88°38'25" W |

EXHIBIT "A" A PLAT OF A SURVEY OF TRACT ONE

I.H. 35E AT CORINTH PARKWAY
RIGHT-OF-WAY SURPLUS PROJECT
A 41,342 SQUARE FOOT (0.9491 ACRE)

TRACT OF LAND IN THE
J.P. WALTON SURVEY
ABSTRACT No. 1389

CITY OF CORINTH, DENTON COUNTY, TEXAS

AS SHOWN ON TxDOT MAPSHEET No. 10 & 11
INTERSTATE HIGHWAY No. 35E
FROM: F.M. 2181 TO STATE LOOP 288
RCSJ No. 0196-01-100
DENTON, COUNTY
AUGUST 22, 2011

PAGE 4 OF 4, AS OF MAY 28, 2020



BY: BRITTAIN & CRAWFORD, LLC

Chris L. Blevins 4/28/2020
Chris L. Blevins, R.P.L.S. Date

